

175.0

0004

0003.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
885,200 / 885,200  
885,200 / 885,200  
885,200 / 885,200

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 9  |        | PIEDMONT ST, ARLINGTON |

| OWNERSHIP                               | Unit #: |
|---|---------|
| Owner 1: BRAUNSTEIN FLORINE CLEARY/ TRS |         |
| Owner 2: 9 PIEDMONT STREET REALTY TRUST |         |
| Owner 3: BRAUNSTEIN MAURO CUTZ          |         |
| Street 1: 9 PIEDMONT ST                 |         |
| Street 2:                               |         |

| Twn/City: | ARLINGTON |       |          |   |
|-----------|-----------|-------|----------|---|
| St/Prov:  | MA        | Cntry | Own Occ: | Y |
| Postal:   | 02476     |       | Type:    |   |

| PREVIOUS OWNER                          |       |  |
|---|-------|--|
| Owner 1: CASANAVE DAVID C/ELIZABETH L - |       |  |
| Owner 2: -                              |       |  |
| Street 1: 9 PIEDMONT ST                 |       |  |
| Twn/City: ARLINGTON                     |       |  |
| St/Prov: MA                             | Cntry |  |
| Postal: 02476                           |       |  |

| NARRATIVE DESCRIPTION   |
|---|
| This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Clapboard Exterior and 2277 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS               |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

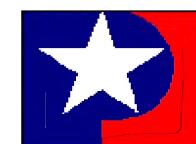
| PROPERTY FACTORS |      |             |     |         |      |             |
|------------------|------|-------------|-----|---------|------|-------------|
| Item             | Code | Description | %   | Item    | Code | Description |
| Z                | R1   | SINGLE FA   | 100 | water   |      |             |
| o                |      |             |     | Sewer   |      |             |
| n                |      |             |     | Electri |      |             |
| Census:          |      |             |     | Exempt  |      |             |
| Flood Haz:       |      |             |     |         |      |             |
| D                |      |             |     | Topo    | 3    | Below Stree |
| s                |      |             |     | Street  |      |             |
| t                |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 4386        | Sq. Ft.            | Site      |           |           | 0          | 70.        | 1.26 | 6     |             |           |        |   |        |   |        |   | 386,105         |           |   |           |        |      | 386,100   |       |

## IN PROCESS APPRAISAL SUMMARY

| IN PROCESS APPRAISAL SUMMARY |                 |         |  |  |  |  |  |         |                 | Legal Description |  |  | User Acct |  |
|------------------------------|-----------------|---------|--|--|--|--|--|---------|-----------------|-------------------|--|--|-----------|--|
| 101                          | 4386.000        | 499,100 |  |  |  |  |  | 386,100 | 885,200         |                   |  |  | 117251    |  |
| Total Card                   | 0.101           | 499,100 |  |  |  |  |  | 386,100 | 885,200         | Entered Lot Size  |  |  | GIS Ref   |  |
| Total Parcel                 | 0.101           | 499,100 |  |  |  |  |  | 386,100 | 885,200         | Total Land:       |  |  | GIS Ref   |  |
| Source:                      | Market Adj Cost |         |  |  |  |  |  | 388.83  | /Parcel: 388.83 | Land Unit Type:   |  |  | Insp Date |  |



## USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 117251   |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/30/21       | 17:27:28 |
| mmcmakin       |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

## PREVIOUS ASSESSMENT

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     | 175.0-0004-0003.0 |            |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes             | Date       |
| 2022                | 101 | FV  | 499,100    | 0         | 4,386.    | 386,100    | 885,200     |               | Year end          | 12/23/2021 |
| 2021                | 101 | FV  | 484,200    | 0         | 4,386.    | 386,100    | 870,300     |               | Year End Roll     | 12/10/2020 |
| 2020                | 101 | FV  | 484,200    | 0         | 4,386.    | 386,100    | 870,300     | 870,300       | Year End Roll     | 12/18/2019 |
| 2019                | 101 | FV  | 362,500    | 0         | 4,386.    | 380,600    | 743,100     | 743,100       | Year End Roll     | 1/3/2019   |
| 2018                | 101 | FV  | 384,500    | 0         | 4,386.    | 292,300    | 676,800     | 676,800       | Year End Roll     | 12/20/2017 |
| 2017                | 101 | FV  | 384,500    | 0         | 4,386.    | 275,800    | 660,300     | 660,300       | Year End Roll     | 1/3/2017   |
| 2016                | 101 | FV  | 384,500    | 0         | 4,386.    | 253,700    | 638,200     | 638,200       | Year End          | 1/4/2016   |
| 2015                | 101 | FV  | 356,600    | 0         | 4,386.    | 237,200    | 593,800     | 593,800       | Year End Roll     | 12/11/2014 |

## SALES INFORMATION

| SALES INFORMATION |           |      |          |           |            |    |     | TAX DISTRICT |  |  | PAT ACCT. |  |  |  |
|-------------------|-----------|------|----------|-----------|------------|----|-----|--------------|--|--|-----------|--|--|--|
| Grantor           | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif        |  |  | Notes     |  |  |  |
| CASANAVE DAVID    | 76628-154 | 1    | 1/6/2021 |           | 899,000    | No | No  |              |  |  |           |  |  |  |
| PARENTI PHILIP    | 34954-314 |      | 3/4/2002 | Family    | 250,000    | No | No  |              |  |  |           |  |  |  |
|                   | 6544-379  |      | 1/1/1901 |           |            | No | No  | N            |  |  |           |  |  |  |

## BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            | Date       | Result       | By  | Name        |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|-------------|
| 8/10/2009 | 677    | Addition | 71,000 |     |            |          |            | 2 STORY ADD W/ ROO | 3/24/2021  | SQ Mailed    | MM  | Mary M      |
| 7/1/2009  | 548    | Demoliti | 1,000  |     |            |          |            |                    | 8/31/2018  | Meas/Inspect | HS  | Hanne S     |
| 7/3/2003  | 546    | Addition | 27,000 |     |            |          |            |                    | 10/28/2010 | Info Fm Plan | BR  | B Rossignol |
|           |        |          |        |     |            |          |            |                    | 2/18/2010  | Info Fm Prmt | BR  | B Rossignol |
|           |        |          |        |     |            |          |            |                    | 1/5/2009   | Meas/Inspect | 345 | PATRIOT     |
|           |        |          |        |     |            |          |            |                    | 6/20/2002  | MLS          | MM  | Mary M      |
|           |        |          |        |     |            |          |            |                    | 12/29/1999 | Meas/Inspect | 243 | PATRIOT     |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

